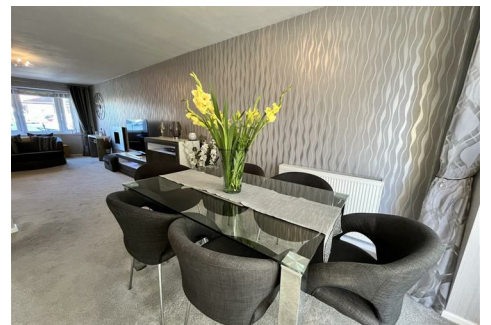




9 Priory Close, Dukinfield, SK16 5RW

£380,000

Set on a peaceful cul de sac within the ever popular Richmond Park estate in Dukinfield, this four bedroom detached home on Priory Close offers generous living space in a highly sought after location. Whether you are a growing family or a professional couple looking for excellent commuter links with room to work from home, this property has plenty to offer.

On arrival, the block paved driveway provides parking for up to three cars. Step inside and you will find a welcoming hallway with a useful WC. To the right, the fourth bedroom makes a versatile space – ideal as a study, playroom, or guest room depending on your needs.

The main living area is bright and spacious, with an open plan lounge and dining room stretching over 28ft. It is a wonderful place to relax, entertain, or host family get togethers. The kitchen is modern and well equipped with cream gloss units and oak block style worktops, and a conservatory to the rear provides a sunny spot to enjoy views of the garden.

Outside, the south facing garden has been designed with year round enjoyment in mind. A stylish decked area with inset lighting and glass balustrades sets the tone for

9 Priory Close

, Dukinfield, SK16 5RW

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Hallway

Stairs to first floor. Door to:

WC

Window to front elevation. WC. Hand wash basin. Radiator. Ceiling light.

Lounge/Dining Room

28'5" x 12'4" (8.66m x 3.76m)

Bay window to front elevation. Double radiator. Inset feature gas fire. Sliding doors to conservatory. Door to:

Kitchen

11'8" x 7'3" (3.56m x 2.21m)

Window to rear elevation. Fitted with matching range of cream gloss base and eye level units with coordinating oak block style worktops over. Built in electric oven with four ring electric hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Ceiling light. Access to under stairs storage.

Conservatory

Fully glazed windows. Radiator. Double doors leading out to garden.

Bedroom Four

12'2" x 7'5" (3.71m x 2.26m)

Window to front elevation. Double radiator. Ceiling light. Door providing access to utility.

Utility

4'3" x 7'5" (1.30m x 2.26m)

Plumbed for automatic washing machine. Space for tumble dryer. Wall mounted Worcester combi boiler. Door to rear garden.

Stairs and Landing

Window to side elevation. Doors to bedrooms and family bathroom. Airing cupboard. Loft hatch providing access to loft which is partially boarded for storage.

Master Bedroom

12'0" x 9'3" (3.66m x 2.82m)

Window to front elevation. Fitted wardrobes. Radiator. Ceiling light. Door to:

En-suite

Window to side elevation. Fitted with three piece suite comprising shower cubicle, hand wash basin and WC. Radiator.

Bedroom Two

9'6" x 8'5" (2.90m x 2.57m)

Window to rear elevation. Fitted triple wardrobe. Ceiling light. Double radiator.

Bedroom Three

9'0" x 6'0" (2.74m x 1.84m)

Window to front elevation. Radiator. Ceiling light.

Bathroom

White three piece bathroom suite comprising of panelled bath with glass shower screen and main fed shower over, WC, and vanity unit with inset sink. Heated towel rail. Ceiling light. Fully tiled walls. Window to rear elevation.

Outside and Gardens

Block paved driveway to front providing parking for three vehicles. Outside tap. Private rear garden with additional outdoor tap. Expansive decked area with inset lighting and glass

balustrades. Lawned area with planted borders.
Garden shed. Access to garden room.

Garden Room

Window to side, window to front. Fitted with
power and lighting.

Additional Information

Tenure: Leasehold

EPC Rating: C

Council Tax Band: D





Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	

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